



## Land for Construction at Height with PIP Approved in Valongo



### Информация об агенте

|                    |   |
|--------------------|---|
| Название:          | Rui Dias  |
| Название компании: | Comprarcasa Porto   |
| Страна:            | Португалия  |
| Experience since:  |   |
| Тип услуг:         | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments  |
| Телефон:           |   |
| Languages:         | English, Portuguese   |
| Веб-сайт:          | <a href="https://www.comprarcasa.pt/portoparanhos">https://www.comprarcasa.pt/portoparanhos</a> |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 378,000 |

### Местоположение

|            |            |
|------------|------------|
| Страна:    | Португалия |
| Область:   | Porto      |
| Город:     | Валонгу    |
| Добавлено: | 18.07.2024 |

#### Описание:

Land with PIP approved for the construction of a building with 5 floors, (ground floor and 4 floors) in an implantation area of 430.38 m<sup>2</sup>, making a useful construction area of 1,496m<sup>2</sup>.

We present an excellent investment opportunity in Valongo!

The PIP, already approved, includes the construction of 10 T2 apartments and 1 T1 apartment, ideal for a residential project with great potential for return.

#### Project Features:

- Apartments: 10 T2 and 1 T1

#### Support Areas:

- Condominium room, space for maintenance and cleaning, solid waste compartment and 8 spaces for storage of fractions



## Parking lot:

- 11 private parking spaces and 5 public parking spaces

## Distribution of areas by Floor:

- Floor 0: 430.38 m<sup>2</sup>
- Floor 1: 464.47 m<sup>2</sup> (1 T1 and 3 T2)
- Floor 2: 368.23 m<sup>2</sup> (3 T2)
- 3rd floor: 261.53 m<sup>2</sup> (2 T2)
- Floor 4: 261.53 m<sup>2</sup> (2 T2)

Total Built Area: 1,786.14 m<sup>2</sup>

## Location and Advantages:

Situated in a predominantly residential area, this plot benefits from a quiet environment and a growing demand for new homes. The area is well served by commerce and services (Vila Marché), with a hypermarket, decoration store. Car maintenance and repair shop, and electronics shop nearby. In addition, the public transport network, including the train, and the unobstructed views make this an ideal location for a new residential development.

Don't miss this unique opportunity to invest in land with approved PIP in one of the most sought-after areas of Valongo, and with a guaranteed return.

Contact us for more information!

Buy House Porto Paranhos  
"Where Stories End Well."

## Mission

Our mission is to provide a high quality service, security and transparency in the real estate area, having our client as our main asset. It is intended to be with people to help make their dreams come true, having our time and tools. We work as a team to achieve the goals of each client, we share information and we are constantly innovating. We collaborate internally and externally in order to achieve the best results.

## Values

The quality of our services is directly linked to the transparency and commitment we place in each person. We are available for His success. We dedicate our time to creating bonds and relationships of trust. This is our DNA.

Want to buy, sell, rent or invest in a property in Porto, Portugal? Contact us!

We work with the national and international market.



We share.

APREMIP: 6412 AMI: 21325

Office Hours:

Monday to Friday - 9:30 am to 7 pm Saturday - 10 am to 1 pm.

#ComprarCasa #Porto #Paranhos #Portugal - REF: 395/T/00193

## **Общие**

Площадь участка: 1496 кв м

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: 395/T/00193

